

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 3 TO LEASE NO. LMD02194	DATE Jul 18 2012
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ADDRESS OF PREMISES  
270 Corporate CTR 3  
20300 Century Blvd  
Landover, MD 20785

THIS AGREEMENT, made and entered into this date by and between  
whose address is:  
BP 270 II, LLC  
Mantan Property Management Inc  
4600 Wedgewood Blvd Suite A  
Frederick, MD 21703-7100

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended as follows:

Issued to reflect annual real estate tax escalation provided for in the basic lease agreement.

COMPARISON YEAR	2011	\$	218,323.76
BASE YEAR	2009	\$	209,883.50
INCREASE			\$8,440.26
% OF OCCUPANCY			64.27%
AMOUNT DUE TO LESSOR			\$5,424.55

The Lessor is entitled to a one-time lump sum payment in the amount of \$5,424.55 payable in arrears. This amount shall be paid with your next rent check:

BP 270 II, LLC  
4600 Wedgewood Blvd Suite A  
Frederick, MD 21703-7100

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: BP 270 II, LLC

BY  
(Signature)

(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

(b) (6)

BY  
(Signature)

Contracting Officer, GSA, NCR, PBS  
(Official Title)

Today's Date: March 22, 2012

<b>ANALYST:</b>	Tracey Bryant
<b>SPECIALIST:</b>	J Mowery
<b>Lease No.:</b>	LMD02194
<b>Location Code:</b>	MD0262
<b>SLA NO.</b>	3
<b>Square Footage:</b>	85,804
<b>Effective date of cpi:</b>	October 7, 2011

Building information	
Building Name:	270 Corporate CTR 3
Building Address:	20300 Century Blvd
City/State/Zip	Landover, MD 20785

Lessor information	
Name:	BP 270 II, LLC
C/o	Mantan Property Management Inc
Street Address:	4600 Wedgewood Blvd Suite A
City/State/Zip:	Frederick, MD 21703-7100

Payee information (note: make sure this information = R620)	
Name:	BP 270 II, LLC
Street Address:	4600 Wedgewood Blvd Suite A
City/State/Zip:	Frederick, MD 21703-7100

CURRENT INFORMATION				
ANNUAL RENT				
OPERATING RENT				
APPRAISED FAIR ANNUAL RENTAL (FAR)				
COMPUTATION		Comparison Year	2011	
		Base Year	2009	
FY10	12/1/10 to 6/30/11	212	\$124,153.31	
FY11	7/1/11 to 11/30/11	153	\$ 94,170.45	
TOTAL CURRENT YEAR			\$ 218,323.76	
FY09	12/1/09 to 6/30/10	212	\$120,282.29	
FY10	7/1/10 to 11/30/10	153	\$ 89,601.21	
TOTAL BASE YEAR 09			\$ 209,883.50	
(Increase) or Decrease			\$8,440.26	
Government Share	% of occupancy	64.27%		
Amount Due for Current Year			\$5,424.55	

minus solid waste

\$ 221,002.28	\$ 7,247.76	\$ 213,754.52	\$124,153.31
\$ 232,362.99	\$ 7,707.99	\$ 224,655.00	\$ 94,170.45

minus solid waste

\$ 214,000.84	\$ 6,911.04	\$ 207,089.80	\$120,282.29
\$ 221,002.28	\$ 7,247.76	\$ 213,754.52	\$ 89,601.21